



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext. 1120 • FAX (508) 839-4602  
[www.grafton-ma.gov](http://www.grafton-ma.gov)

**PLANNING BOARD**

**NOTICE / AGENDA  
REGULAR MEETING & PUBLIC HEARINGS  
GRAFTON PLANNING BOARD  
Conference Room A – Grafton Municipal Center  
30 Providence Road, Grafton, MA 01519  
Monday, December 14, 2015**

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GRAFTON, MA  
2015 DEC 10 PM 3 50

**7:00 p.m. Regular Meeting**

- 1. Public Input**
- 2. Action Items**
  - A. Draft Decision: Special Permit and Site Plan Approval for Solar Facility (2015-13) – 207 Providence Road – CEC Solar #1056 LLC (Applicant) / Robert and Karen Kell (Owner)
  - B. Approval Not Required (ANR) 2015-9: 114 Merriam Road - Frederick & Margot Churchill
- 3. Review And Deliberation**
  - A. Major Residential Special Permit (MRSP 2014-10) – “Village at Institute Road” Subdivision – D. & F. Afonso Builders (Applicant/Owner)
  - B. Office Procedures (Cont. from 11/30/15)
- 4. General Business**
  - A. Bills
  - B. Staff Report
  - C. Minutes of Previous Meetings
    1. Open Session Minutes of November 09, 2015
    2. Open Session Minutes of November 23, 2015
    3. Open Session Minutes of November 30, 2015
  - D. Correspondence
- 5. Reports From Planning Board Representatives On Town Committees And CMRPC**
- 6. Public Hearings**
  - A. (7:30 p.m.) Request for Modification of a Special Permit (SP 2014-7.1) – Addition of Companion Horse – 15 Blanchard Rd. – Leslie & Ron Anderson (Owner/Applicants) – A public hearing to consider the application for modification

Grafton Planning Board  
Meeting Agenda  
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of a Special Permit (SP 2014-7.1) for an additional companion horse at the property located at 15 Blanchard Rd, shown as Grafton Assessor's Map 88, Lot 169. Said property is located in a Residential (R40) zoning district.

- B. **(7:30 p.m.) Special Use Permit and Request for Site Plan Review Waiver (SP 2015-14) – 22 Donahue Lane – Macura Excavation (Application) / Albert Mantelli (Owner)** – A public hearing to consider the application for Special Permit (SP 2015-14) and for Site Plan Approval at the property located at 22 Donahue Lane, shown as Grafton Assessor's Map 26, Lot 2.A. Said property is located in an Office Light Industrial (OLI) zoning district.

- C. **(7:30 p.m.) Modification of a Definitive Subdivision Plan Application – “Grafton Hill” Subdivision – 12 Clearview Street – Westerly Side Grafton LLC (Applicant/Owner)** - A public hearing to consider an application for modification of a previously endorsed and recorded definitive subdivision containing 23 lots at the property located in a Residential (R40) zoning district. (Continue from 11/23/15)

7. **Any Other Items Which May Lawfully Come Before The Board**
8. **Vote To Extend Duration Of Meeting Beyond 10:00 P.M. (If Necessary)**
9. **Adjournment**